

Appendix “A-1”

Torrey Highlands Transportation Phasing Plan

The following tables for residential and non-residential development in Torrey Highlands are based on traffic analysis for developments that have been completed and developments that are proposed. Information from these tables are being used to determine when each phase of the Transportation Phasing Plan has been reached.

The residential land use category includes the 93 dwelling units that were approved for the Fairbanks Highlands vesting tentative map (VTM 8800141). While these units have been included in the computation of the total trips, the Fairbanks Highlands development was subject to its own tentative map conditions of approval and was not subject to the requirements of the Torrey Highlands Transportation Phasing Plan.

TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY

Community	Builder	Project	Planned Residential		
			Total	Rate	ADT
Taylor Woodrow					
Fairbanks Highlands	Taylor Woodrow	Fairbanks Highlands	93	10 00	930
Taylor Woodrow					930
D R Horton					
Torrey Del Mar	D R Horton	Collins Ranch	52	10 00	520
Torrey Del Mar	D R Horton	Villamontes	111	10 00	1 110
Torrey Del Mar	Johnson Beucier	Valencia	8	10 00	80
Torrey Del Mar	Barratt American	Palma Real	83	10 00	830
Torrey Del Mar	Cornerstone	Terrazzo	86	10 00	860
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts	112	6 00	672
Bryn Glen	Continental	Bryn Glen	65	10 00	650
D R Horton					4,522
Greystone Homes					
Barcelona	Greystone Homes	Barone	24	10 00	240
Barcelona	Greystone Homes	Garden	84	10 00	840
Greystone Torrey Highlands	Greystone	Valonia	67	10 00	670
Greystone Torrey Highlands	Greystone	Montea	90	10 00	900
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10 00	780
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6 00	456
Greystone Total					3,886
Shea (McMillin)					
Avalon Point	Chelsea		28	6 00	156
Avalon Point	Shea	Avalon Point	142	10 00	1 420
Shea (McMillin)					1,576
Western Pacific Housing					
Torrey Santa Fe	WPH	Cabrera	110	10 00	1 100
Torrey Santa Fe	WPH	Cabrera II	40	10 00	400
Torrey Santa Fe	WPH	Montellano	112	10 00	1 120
Torrey Glenn	WPH	Torrey Glenn	66	10 00	660
Shaw Property	WPH	Monaco	84	8 00	672
Shaw Property	WPH	San Lorenzo	107	10 00	1 070
LMXU	WPH	Cortina	152	7 33	1 114
LMXU	WPH	Ballarado	123	8 00	984
LMXU	WPH/Bridge	Affordable	127	6 00	762
Western Pacific Housing					7,882
Torrey Brook, Inc					
Torrey Brooke I	Torrey Brook I	Villaggio Firenze	14	10 00	140
Torrey Brooke II	Torrey Brook II	Remainder Parcels	2	10 00	20
Torrey Brook, Inc					160
Garden Communities					
Torrey Ranch	Garden Community	Torrey Ranch	73	10 00	730
Garden Communities					730
Del Mar Land Mngmnt					
Fairbanks Country Villas	Del Mar Land Mngmnt	Fair Cntry Villas	85	10 00	850
Del Mar Land Mngmnt					850
Rhodes Family Trust					
Rhodes Crossing	Rhodes Family Trust	Residential	42	10 00	420
No 1 (southeast)	Park	Multi-Family	251	6 00	1 506
Rhodes Family Trust					1,926
Pardee Homes					
Penasquitos West	Pardee	PQ West	108	10 00	1 080
Penasquitos West	Pardee	PQ West	20	6 00	120
Pardee Homes					1,200
Collins - Remainder					
A	Collins Family Trust	Residential	1	10 00	10
B	Collins Family Trust	Residential	2	10 00	20
Collins Remainder					30
RESIDENTIAL TOTAL					23,692

TORREY HIGHLANDS COMMERCIAL SUMMARY

Community	Land Use Type	Intensity	Rate Cum.	Units	Trips Cum.	Source of Data
Torrey Del Mar						
Small spec shops & restaurant	Neighborhood Comm	7	72	per KSF	518	KOA Field Review, No Records @ City
Chevron	Gas Station W/ Food Mart	12	30	per VFS	360	KOA Field Review, No Records @ City
Torrey Del Mar Total					878	
Western Pacific Housing						
Village Center	LMXU	89	72	per KSF	6,403	Latest information, as taken from West Pac, as of 12/03/03
Western Pacific Housing Total					6,403	
Greystone Homes						
Crossroads*	LMXU	17	36	per KSF	623	KOA Field Review, No Records @ City
Freeway oriented	Gas Station W/ Food Mart	4	NA	per KSF	1,201	RHL Design Group Report, (Irvine CA) 01/30/03
Greystone Total					1,824	
Employment Center						
Kilroy	Employment Center STO	307	10	per KSF	3,068	KOA Report 01/25/02
Kilroy	Employment Center MTO	102	log eqn	per KSF	1,717	KOA Report 01/25/02
Leavitt	Employment Center STO	413	10	per KSF	4,130	Referenced in KOA Report, 01/25/02
Leavitt	Employment Center MTO	138	log eqn	per KSF	2,154	Referenced in KOA Report, 01/25/02
EC Total					11,068	
Rhodes Family Trust						
Rhodes Crossing	Regional Commercial	250	NA	per KSF	17,175	Urban Systems Assoc Report 06/23/03
Rhodes Total					17,175	
Daycare						
Torrey Highlands Daycare	Day Care Center	138	5	per child	690	Under Review @ the City as of 12/05/03
Daycare Total					690	
Churches						
Catholic Church	Ltd Comm / Institutional	57	5	per KSF	287	LLG Report 09/10/02
Catholic Church	Ltd Comm / Institutional	500	2 1	per student	1,050	Modified, From LLG Report 09/10/02
LDS Church (SE Corner, Cam Del Sur/Carmel Valley)	Ltd Comm / Institutional	16 2	9	per KSF	146	Under Review @ the City as of 12/05/03
Church Total					1,483	
RETAIL / COMMERCIAL SUB-TOTAL					39,521	
Parks						
No 2 (northwest)	Park	5 00	50	per Acre	250	
No 1 (southeast)	Park	5 00	50	per Acre	250	
Parks					500	
PUSD Schools						
Adobe Bluffs Elementary	Elementary School	12 23	60	per Acre	734	
Mesa Verde Middle	Junior High School	31 94	40	per Acre	1,278	
Westview High	High School	65 33	50	per Acre	3 267	
Future Elementary	Elementary School	11 00	60	per Acre	660	
Future Middle (partial)	Junior High School	9 65	40	per Acre	386	
PUSD Schools					6,324	
NON - RESIDENTIAL TOTALS					46,345	